BOOK 9664 PG 317

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jian Wei Hua	Columbia National, Incorporated	MAP and PARCEL
Zhi Qi Xu	Attn: Tax Dept.	
2005-A Ashwood Avenue	P.O. Box 905	104-16B-3CO
Nashville, TN 37212	Columbia, MD 21044-0905	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patrick Kerry Denton, unmarried, and Leon Ray Denton, married, by and through my lawful Attorney-in-Fact, Patrick Kerry Denton,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jian Wei Hua and Zhi Qi Xu, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Ashwood Court Townhouse Condominium, of record in Book 5200, Page 436, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick Kerry Denton and Leon Ray Denton, by deed from Margaret Nelle Martin, an unmarried person, of record in Book 8449, Page 295, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2005-A Ashwood Avenue, Nashville, TN 37212.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 436, said Register's office and all matters therein; 3) Master Deed and By-Laws of record in Book 5932, Page 778, said Register's office.

Grantors warrant that they have never lived in said property as a married person.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 MAY -4 PM 1:32

57849

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $76,500.00

Jian Wei Hua 04/27/95
Affiant

Subscribed and sworn before me this 27th day of April, 1995.

Dawn Eubank
Notary Public

My Commission Expires: 1-24-98

DAWN EUBANK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **April, 1995**.

Patrick Kerry Denton

Leon Ray Denton

By: **Patrick Kerry Denton**
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Patrick Kerry Denton, unmarried**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **27th** day of **April, 1995**.

Notary Public
My Commission Expires: 1-29-98

STATE OF TENNESSEE
COUNTY OF Davidson

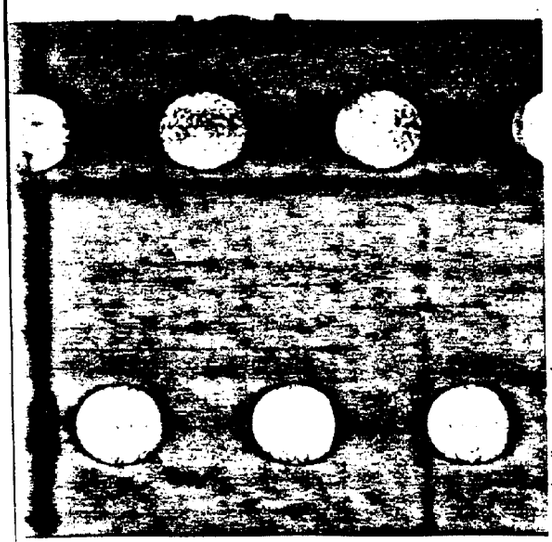
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Patrick Kerry Denton,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Leon Ray Denton**, and is authorized by **Leon Ray Denton** to execute this instrument on his/her behalf, by virtue of a Limited Power of Attorney recorded simultaneously herewith.

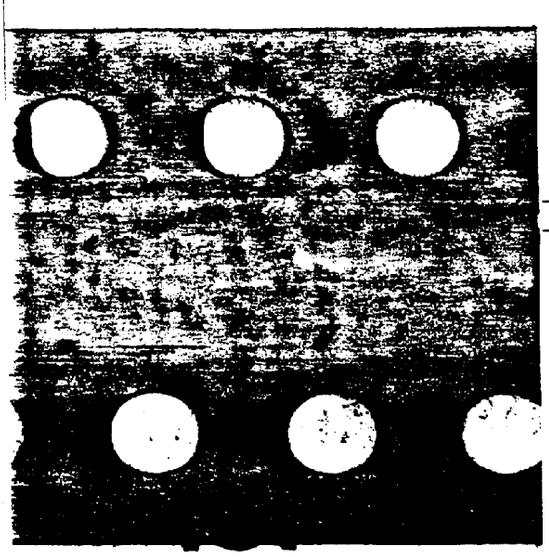
Witness my hand and official seal at **Nashville,**, Tennessee, this **27th** day of **April, 1995.**

Notary Public
My Commission Expires:

File No. 9504-147

7755 05/04 2101 03CHECK 292.05





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9664 PG 319

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 76500-00	
			CON TX 283-05	
			PRFEE 1-00	
			WDEED 8-00	
			TOTAL 292-05	
			CHECK 292-05	
05/04/95	01	13:38	0001 7755	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57849
IDENTIF. & REFERENCE

95 MAY -4 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907169